

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

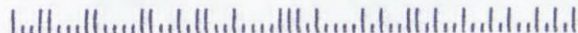
ZONING HEARING NOTICE

URTED
CLASS



Z2002000377 C15 1036
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

HGAYTMS 33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING NUMBER: 02-377
APPLICANT NAME: MANUEL C. & EMILIA DIAZ, ET AL

***** COURTESY NOTICE *****
THE COMMUNITY ZONING APPEALS BOARD MEETING FOR AREA 15 ORIGINALLY SCHEDULED AT THE SOUTH DADE GOVERNMENT CENTER - ROOM 203 (OLD BUILDING), FOR SEPTEMBER 23, 2003 HAS BEEN RELOCATED TO: CENTENNIAL MIDDLE SCHOOL, 8601 SW 212 STREET, MIAMI.

HEARING WILL BE HELD AT THE
CENTENNIAL MIDDLE SCHOOL
8601 SW 212 STREET
MIAMI, FLORIDA 33189

THE APPLICANTS ARE REQUESTING ZONE CHANGES FROM AGRICULTURAL DISTRICT TO SINGLE-FAMILY MODIFIED RESIDENTIAL DISTRICT (RUL-MA), TOWNHOUSE DISTRICT, AND MINIMUM APARTMENT HOUSE DISTRICT, ON THIS SITE.

COMMUNITY ZONING APPEALS BOARD 15
DATE 09/23/2003
TUESDAY
TIME 6:00 PM

LOCATION: LYING SOUTH & NORTH OF SOUTHWEST 232 STREET (SILVER PALM DRIVE) AND LYING BETWEEN SOUTHWEST 112 AVENUE & THEORETICAL SOUTHWEST 119 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 291.82 ACRES

111 1936
Z2002000377 C15
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:
 - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
 - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

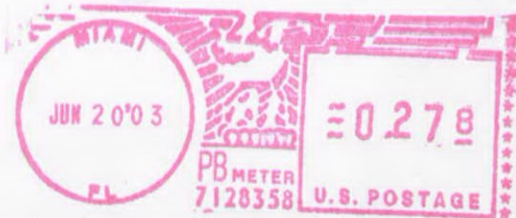
PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



Z2002000377 C15 1032
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

DSAYTMS 33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 02-377
APPLICANT NAME: MANUEL C. & EMILIA DIAZ,

THE APPLICANTS ARE REQUESTING ZONE CHANGES FROM AGRICULTURAL DISTRICT TO SINGLE-FAMILY MODIFIED RESIDENTIAL DISTRICT (RU1-MA), TOWNHOUSE DISTRICT, AND MINIMUM APARTMENT HOUSE DISTRICT, ON THIS SITE.

LOCATION: LYING SOUTH & NORTH OF SOUTHWEST 232 STREET (SILVER PALM DRIVE) AND LYING BETWEEN SOUTHWEST 112 AVENUE & THEORETICAL SOUTHWEST 119 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 291.82 ACRES

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HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
ROOM 203 (OLD BUILDING)
MIAMI, FL

COMMUNITY ZONING APPEALS BOARD 1
DATE 07/24/2003
THURSDAY
TIME 7:00 PM

22002000377 C15 1032
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

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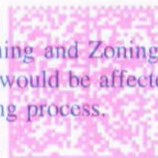
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PREPAID
FIRST CLASS



02 1A

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JUN 21 2003

MAILED FROM ZIP CODE 3312

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

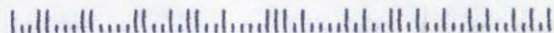
ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



Z2002000377 C15 1069
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

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MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 02-377
APPLICANT NAME: MANUEL C. & EMILIA DIAZ, E

THE APPLICANTS ARE REQUESTING A ZONE CHANGE FROM
AGRICULTURAL DISTRICT TO PLANNED AREA DEVELOPMENT.

LOCATION: THE SOUTHEAST CORNER OF S.W. 112 AVENUE
(ALLAPATTAH ROAD & S.W. 232 STREET (SILVER PALM
DRIVE), MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 301.8 ACRES

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ROOM 203 (OLD BUILDING)
MIAMI, FL

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THE HEARING, MORE
SPECIFIC INFORMATION
WILL BE SENT TO YOU.

Z2002000377 C15 1069
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HEARING NO. 03-7-CZ15-1 (02-377)

24-56-39
18/19-56-40
Council Area 15
Comm. Dist. 8 & 9

APPLICANTS: MANUEL C. & EMILIA DIAZ, ET AL

MANUEL C. DIAZ is appealing the decision on MANUEL C. DIAZ, ET AL of Community Zoning Appeals Board#15 which denied the following:

(1) AU to RU-1M(a)

ON: PARCELS "1-A," "1-D," "2-G," "2-H" & "2-E"

(2) AU to RU-TH

ON: PARCELS "1-B" & "2-F"

(3) AU to RU-3M

ON: PARCEL "1-C"

SUBJECT PROPERTY: SILVER PALM PARCEL 1-A: All of Tract 1 of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat book 31, Page 58, less the south 107' of the west 107.65', and less the east 25'; AND: The north 262' of the east ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East. AND: The south 107' of the west 107.65', less the east 25' of Tract 1 of AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat book 31, Page 58. AND: Tract 1, of FLORENCE B. HOLFERTY'S FARM, Plat book 51, Page 24, less the following parcel, to-wit: Begin 25' east of the Northwest corner of said Tract 1; thence east 107.65'; thence south 107'; thence west 107.65'; thence north 107' to the Point of beginning. AND: Tract 5, less the west 132' and less the east 25' thereof, AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat book 31, Page 58. AND: The south 2/5 of the NE ¼ of the SW ¼, less the east 50'; and the south 2/5 of the east ¼ of the NW ¼ of the SW ¼; and the south 2/5 of the west ½ of the east ½ of the NW ¼ of the SW ¼, all in Section 19, Township 56 South, Range 40 East. AND: The east ½ of the NW ¼ of the NW ¼ of the SW ¼, less the north 463.56' in Section 19, Township 56 South, Range 40 East; AND: The east 175' of the north 75' of the SW ¼ of the NW ¼ of the SW ¼, less the east 25' in Section 19, Township 56 South, Range 40 East. AND: SILVER PALM PARCEL 1-B: A portion of the NW ¼ of Section 19, Township 56 South, Range 40 East, being more particularly described as follows:

Commence at the Northeast corner of the south ½ of the said NW ¼ of Section 19; thence S89°19'19"W along the north line of the said south ½ of the NW ¼ of Section 19 for 50' to a point on a line that is 50' east of, as measured at right angles to, the east line of the said NW ¼ of Section 19, said line being the west Right-of-Way line of S.W. 112th Avenue (Allapattah Road), said point being the Point of beginning of the parcel herein described; thence from the above established Point of beginning run S0°19'47"E along said line that is 50' west of the east line of the NW ¼ of Section 19 and along the said right-of-way line of S.W. 112th Avenue (Allapattah Road) for 1,059.47' to a point on the north line of Tract 6 of SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat book 48, Page 28; thence S89°26'28"W along the north line of said Tract 6 for 1,618.47' to the Northwest corner of said Tract 6, said point also lying on the west line of the east ½ of the SE ¼ of the said SW ¼ of the NW ¼ of Section 19; thence N0°30'14"W along the said west line of the east ½ of the SE ¼ of

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APPLICANTS: MANUEL C. & EMILIA DIAZ, ET AL

PAGE TWO

the SW ¼ of the NW ¼ of Section 19 for 315.98'; thence S89°28'16"W for 333.82' to a point on the east line of the SW ¼ of the said SW ¼ of the NW ¼ of Section 19; thence S0°32'20"E along the said east line of the SW ¼ of the NW ¼ of Section 19 for 30'; thence S86°50'49"W for 436.69'; thence S89°28'16"W for 196.35' to a point on the east right-of-way line of S.W. 117th Avenue (Colonial Road), said point lying 35' east of, as measured at right angles to, the west line of the said NW ¼ of Section 19; thence N0°36'32"W along the said east right-of-way line of S.W. 117th Avenue, and along a line that is 35' east of, and parallel with, the said west line of the NW ¼ of Section 19 for 293.48' to a point on the north line of the south ½ of the NW ¼ of the SW ¼ of the said NW ¼ of Section 19; thence N89°22'40"E along the said north line of the south ½ of the NW ¼ of the SW ¼ of the NW ¼ of Section 19 for 632.94' to the Northeast corner of the said south ½ of the NW ¼ of the SW ¼ of the NW ¼ of Section 19; thence N0°32'20"W along the west line of the NE ¼ of the said SW ¼ of the NW ¼ of Section 19 for 494.71' to the Northwest corner of the said NE ¼ of the SW ¼ of the NW ¼ of Section 19; thence N89°19'19"E along the north line of the said south ½ of the NW ¼ of Section 19 for 39.58' to a Point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 495' and a central angle of 39°40'14" for an arc distance of 342.73' to a Point of reverse curvature; thence to the left along said curve, having for its elements a radius of 260' and a central angle of 71°26'43" for an arc distance of 324.21' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 900' and a central angle of 31°46'29" for an arc distance of 499.12' to the Point of tangency, said point lying on the said north line of the south ½ of the NW ¼ of Section 19; thence N89°19'19"E along the said north line of the south ½ of the NW ¼ of Section 19 for 823.25' to the Point of beginning. AND: Tract 6, less the west 103' thereof, of SOUTH MIAMI GARDENS, SECOND AMENDED PLAT, Plat book 48, Page 28 AND: All of Tract 7 of the 2nd AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat book 48, Page 28. AND: SILVER PALM PARCEL "1-C": A portion of the NW ¼ of Section 19, Township 56 South, Range 40 East, being more particularly described as follows:

Commence at the Southeast corner of the north ½ of the said NW ¼ of Section 19; thence S89°19'19"W along the south line of the said north ½ of the NW ¼ of Section 19 for 50' to a point on a line that is 50' east of, as measured at right angles to, the east line of the said NW ¼ of Section 19, said line being the west right-of-way line of S.W. 112th Avenue (Allapattah Road), said point being the Point of beginning of the parcel herein described; thence from the above established Point of beginning continue S89°19'19"W along the said south line of the north ½ of the NW ¼ of Section 19 for 823.25' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 900' and a central angle of 31°46'29" for an arc distance of 499.12' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 260' and a central angle of 32°8'9" for an arc distance of 145.83' to a point; thence N0°19'2"W for 1,494.47' to a point on the north line of the said NW ¼ of Section 19; thence N89°10'24"E along the said north line of the NW ¼ of Section 19 for 824.34' to a point that is 660' west of, as measured at right angles to, the said east line of the NW ¼ of Section 19; thence S0°19'47"E along a line that is 660' west of, and parallel with, the said east line of the NW ¼ of Section 19 for 660.02' to a point that is 660' south of, as

CONTINUED ON PAGE THREE

APPLICANTS: MANUEL C. & EMILIA DIAZ, ET AL

PAGE THREE

measured at right angles to, the said north line of the NW $\frac{1}{4}$ of Section 19; thence N89°10'24"E along a line that is 660' south of, and parallel with the said north line of the NW $\frac{1}{4}$ of Section 19 for 610.02' to a point on the said west right-of-way line of S.W. 112th Avenue (Allapattah Road). Said point lying 50' west of, as measured at right angles to, the said east line of the NW $\frac{1}{4}$ of Section 19; thence S0°19'47"E along the said west right-of-way line of S.W. 112th Avenue (Allapattah Road) and along a line that is 50' west of, and parallel with, the said east line of the NW $\frac{1}{4}$ of Section 19 for 664.31' to the Point of beginning. AND: SILVER PALM PARCEL "1-D": A portion of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19, Township 56 south, Range 40 East, being more particularly described as follows:

Commence at the Southwest corner of the north $\frac{1}{2}$ of the said west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19; thence N89°19'19"E along the south line of the said north $\frac{1}{2}$ of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19 for 35' to a point on the east right-of-way line of S.W. 117th Avenue (Colonial Road), said point lying 35' east of, as measured at right angles to, the west line of the said west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19, said point being the Point of beginning of the parcel herein described; thence from the above established Point of beginning run N0°36'32"W along the said east right-of-way line of S.W. 117th Avenue (Colonial Road) and along a line that is 35' east of, and parallel with, the said west line of the NW $\frac{1}{4}$ of Section 19 for 1,317.58' to a point on the north line of the said west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19; thence N89°10'24"E along the said north line of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19 for 1,161.29'; thence S0°19'2"E radial to the next described curve, for 1,494.47' to a point on a circular curve concave to the Northwest; thence SW/ly, W/ly and NW/ly along said curve to the right, having for its elements a radius of 260' and a central angle of 39°18'34" for an arc distance of 178.38' to a Point of reverse curvature; thence to the left along said curve, having for its elements a radius of 495' and a central angle of 39°40'14" for an arc distance of 342.73' to the Point of tangency, said point lying on the said south line of the north $\frac{1}{2}$ of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19; thence S89°19'19"W along the said south line of the north $\frac{1}{2}$ of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19 for 673.13' to the Point of beginning. AND: The west $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, Township 56 South, Range 40 East lying south of Bailes Road. AND: The west $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, less that part lying north of Bailes Road, Section 18, Township 56 South, Range 40 East, said property being more particularly described as follows:

A portion of the SW $\frac{1}{4}$ of Section 18, Township 56 South, Range 40 East, being more particularly described as follows:

Commence at the Southwest corner of said SW $\frac{1}{4}$ of Section 18; thence along the south line of said SW $\frac{1}{4}$, N89°10'24"E, 670.16' to a Point of intersection with the west line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18; AND: SILVER PALM PARCEL "2-E": The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, less the east 35' thereof. AND: SILVER PALM PARCEL "2-F": A portion of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, being more particularly described as follows:

Commence at the Southeast corner of the said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24; thence S88°18'35"W along the south line of the said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24 for 35.01' to a point on the west right-of-way line of S.W. 117th Avenue, said point being 35' west of, as measured at right angles to, the east line of the SE $\frac{1}{4}$ of the said Section 24; thence continue

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APPLICANTS: MANUEL C. & EMILIA DIAZ, ET AL

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S88°18'35"W along the said south line of the SE ¼ of the NE ¼ of Section 24 for 777.38'; thence N1°41'25"W for 85' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 128' and a central angle of 35°15'50" for an arc distance of 78.78' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 873' and a central angle of 70°19'23" for an arc distance of 1,071.49' to the Point of tangency; thence N33°22'8"E for 133.26'; thence N1°18'28"W for 49.03' to a point on the north line of the said SE ¼ of the NE ¼ of Section 24; thence N88°41'32"E along the said north line of the SE ¼ of the NE ¼ of Section 4 for 750.68' to a point on the said west right-of-way line of S.W. 117th Avenue (Colonial Road), said point lying 35' west of, as measured at right angles to, the east line of the said NE ¼ of Section 24; thence S0°36'32"E along the said west right-of-way line of S.W. 117th Avenue (Colonial Road), and along a line that is 35' west of, and parallel with, the said east line of the NE ¼ of Section 24 for 1,317.07'; thence S0°37'18"E along the said west right-of-way line of S.W. 117th Avenue (Colonial Road) and along a line that is 35' west of, and parallel with, the said east line of the SE ¼ of Section 24 for 0.66' to the Point of beginning. AND: SILVER PALM PARCEL "2-G": A portion of the SE ¼ of the NE ¼ of Section 24, Township 56 South, Range 39 East, being more particularly described as follows:

Begin at the Southwest corner of the said SE ¼ of the NE ¼ of Section 24; thence N0°54'25"W along the west line of the said SE ¼ of the NE ¼ of Section 24 for 1,326.38' to the Northeast corner of the said SE ¼ of the NE ¼ of Section 24; thence S88°41'32"E along the north line of the said SE ¼ of the NE ¼ of Section 24 for 562.55'; thence S1°18'28"E for 49.03'; thence S33°22'8"W for 133.26' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 873' and a central angle of 70°19'23" for an arc distance of 1,071.49' to a Point of reverse curvature; thence to the right along said curve; having for its elements a radius of 128' and a central angle of 35°15'50" for an arc distance of 78.78' to the Point of tangency; thence S1°41'25"E for 85' to a point on the said south line of the SE ¼ of the NE ¼ of Section 24; thence S88°18'35"W along the said south line of the SE ¼ of the NE ¼ of Section 24 for 529.08' to the Point of beginning. AND: SILVER PALM PARCEL "2-H": The north 902.55' of the NE ¼ of the SE ¼ in Section 24, Township 56 South, Range 39 East, less the east 35' thereof.

LOCATION: Lying south & north of S.W. 232 Street (Silver Palm Drive) and lying between S.W. 112 Avenue & theoretical S.W. 119 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 291.82 Acres

AU (Agricultural – Residential)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)
RU-TH (Townhouse – 8.5 units/net acre)
RU-3M (Minimum Apartment House 12.9 units/net acre)

HEARING NO. 03-7-CZ15-1 (02-377)

24-56-39 &
18/19-56-40
Council Area 15
Comm. Dist. 8

APPLICANTS: MANUEL C. & EMILIA DIAZ, ET AL

(1) AU to RU-1M(a)

ON: PARCELS "1-A," "1-D," "2-G," "2-H" & "2-E"

(2) AU to RU-TH

ON: PARCELS "1-B" & "2-F"

(3) AU to RU-3M

ON: PARCEL "1-C"

SUBJECT PROPERTY: SILVER PALM PARCEL 1-A: All of Tract 1 of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat book 31, Page 58, less the south 107' of the west 107.65', and less the east 25'; AND: The north 262' of the east ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East. AND: The south 107' of the west 107.65', less the east 25' of Tract 1 of AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat book 31, Page 58. AND: Tract 1, of FLORENCE B. HOLFERTY'S FARM, Plat book 51, Page 24, less the following parcel, to-wit: Begin 25' east of the Northwest corner of said Tract 1; thence east 107.65'; thence south 107'; thence west 107.65'; thence north 107' to the Point of beginning. AND: Tract 5, less the west 132' and less the east 25' thereof, AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat book 31, Page 58. AND: The south 2/5 of the NE ¼ of the SW ¼, less the east 50'; and the south 2/5 of the east ¼ of the NW ¼ of the SW ¼; and the south 2/5 of the west ½ of the east ½ of the NW ¼ of the SW ¼, all in Section 19, Township 56 South, Range 40 East. AND: The east ½ of the NW ¼ of the NW ¼ of the SW ¼, less the north 463.56' in Section 19, Township 56 South, Range 40 East; AND: The east 175' of the north 75' of the SW ¼ of the NW ¼ of the SW ¼, less the east 25' in Section 19, Township 56 South, Range 40 East. AND: SILVER PALM PARCEL 1-B: A portion of the NW ¼ of Section 19, Township 56 South, Range 40 East, being more particularly described as follows:

Commence at the Northeast corner of the south ½ of the said NW ¼ of Section 19; thence S89°19'19"W along the north line of the said south ½ of the NW ¼ of Section 19 for 50' to a point on a line that is 50' east of, as measured at right angles to, the east line of the said NW ¼ of Section 19, said line being the west Right-of-Way line of S.W. 112th Avenue (Allapattah Road), said point being the Point of beginning of the parcel herein described; thence from the above established Point of beginning run S0°19'47"E along said line that is 50' west of the east line of the NW ¼ of Section 19 and along the said right-of-way line of S.W. 112th Avenue (Allapattah Road) for 1,059.47' to a point on the north line of Tract 6 of SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat book 48, Page 28; thence S89°26'28"W along the north line of said Tract 6 for 1,618.47' to the Northwest corner of said Tract 6, said point also lying on the west line of the east ½ of the SE ¼ of the said SW ¼ of the NW ¼ of Section 19; thence N0°30'14"W along the said west line of the east ½ of the SE ¼ of

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APPLICANTS: MANUEL C. & EMILIA DIAZ, ET AL

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the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19 for 315.98'; thence S89°28'16"W for 333.82' to a point on the east line of the SW $\frac{1}{4}$ of the said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19; thence S0°32'20"E along the said east line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19 for 30'; thence S86°50'49"W for 436.69'; thence S89°28'16"W for 196.35' to a point on the east right-of-way line of S.W. 117th Avenue (Colonial Road), said point lying 35' east of, as measured at right angles to, the west line of the said NW $\frac{1}{4}$ of Section 19; thence N0°36'32"W along the said east right-of-way line of S.W. 117th Avenue, and along a line that is 35' east of, and parallel with, the said west line of the NW $\frac{1}{4}$ of Section 19 for 293.48' to a point on the north line of the south $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the said NW $\frac{1}{4}$ of Section 19; thence N89°22'40"E along the said north line of the south $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19 for 632.94' to the Northeast corner of the said south $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19; thence N0°32'20"W along the west line of the NE $\frac{1}{4}$ of the said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19 for 494.71' to the Northwest corner of the said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19; thence N89°19'19"E along the north line of the said south $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19 for 39.58' to a Point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 495' and a central angle of 39°40'14" for an arc distance of 342.73' to a Point of reverse curvature; thence to the left along said curve, having for its elements a radius of 260' and a central angle of 71°26'43" for an arc distance of 324.21' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 900' and a central angle of 31°46'29" for an arc distance of 499.12' to the Point of tangency, said point lying on the said north line of the south $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19; thence N89°19'19"E along the said north line of the south $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19 for 823.25' to the Point of beginning. AND: Tract 6, less the west 103' thereof, of SOUTH MIAMI GARDENS, SECOND AMENDED PLAT, Plat book 48, Page 28 AND: All of Tract 7 of the 2nd AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat book 48, Page 28. AND: SILVER PALM PARCEL "1-C": A portion of the NW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, being more particularly described as follows:

Commence at the Southeast corner of the north $\frac{1}{2}$ of the said NW $\frac{1}{4}$ of Section 19; thence S89°19'19"W along the south line of the said north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19 for 50' to a point on a line that is 50' east of, as measured at right angles to, the east line of the said NW $\frac{1}{4}$ of Section 19, said line being the west right-of-way line of S.W. 112th Avenue (Allapattah Road), said point being the Point of beginning of the parcel herein described; thence from the above established Point of beginning continue S89°19'19"W along the said south line of the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19 for 823.25' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 900' and a central angle of 31°46'29" for an arc distance of 499.12' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 260' and a central angle of 32°8'9" for an arc distance of 145.83' to a point; thence N0°19'2"W for 1,494.47' to a point on the north line of the said NW $\frac{1}{4}$ of Section 19; thence N89°10'24"E along the said north line of the NW $\frac{1}{4}$ of Section 19 for 824.34' to a point that is 660' west of, as measured at right angles to, the said east line of the NW $\frac{1}{4}$ of Section 19; thence S0°19'47"E along a line that is 660' west of, and parallel with, the said east line of the NW $\frac{1}{4}$ of Section 19 for 660.02' to a point that is 660' south of, as

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APPLICANTS: MANUEL C. & EMILIA DIAZ, ET AL

PAGE THREE

measured at right angles to, the said north line of the NW $\frac{1}{4}$ of Section 19; thence N89°10'24"E along a line that is 660' south of, and parallel with the said north line of the NW $\frac{1}{4}$ of Section 19 for 610.02' to a point on the said west right-of-way line of S.W. 112th Avenue (Allapattah Road). Said point lying 50' west of, as measured at right angles to, the said east line of the NW $\frac{1}{4}$ of Section 19; thence S0°19'47"E along the said west right-of-way line of S.W. 112th Avenue (Allapattah Road) and along a line that is 50' west of, and parallel with, the said east line of the NW $\frac{1}{4}$ of Section 19 for 664.31' to the Point of beginning. AND: SILVER PALM PARCEL "1-D": A portion of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19, Township 56 south, Range 40 East, being more particularly described as follows:

Commence at the Southwest corner of the north $\frac{1}{2}$ of the said west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19; thence N89°19'19"E along the south line of the said north $\frac{1}{2}$ of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19 for 35' to a point on the east right-of-way line of S.W. 117th Avenue (Colonial Road), said point lying 35' east of, as measured at right angles to, the west line of the said west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19, said point being the Point of beginning of the parcel herein described; thence from the above established Point of beginning run N0°36'32"W along the said east right-of-way line of S.W. 117th Avenue (Colonial Road) and along a line that is 35' east of, and parallel with, the said west line of the NW $\frac{1}{4}$ of Section 19 for 1,317.58' to a point on the north line of the said west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19; thence N89°10'24"E along the said north line of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19 for 1,161.29'; thence S0°19'2"E radial to the next described curve, for 1,494.47' to a point on a circular curve concave to the Northwest; thence SW/ly, W/ly and NW/ly along said curve to the right, having for its elements a radius of 260' and a central angle of 39°18'34" for an arc distance of 178.38' to a Point of reverse curvature; thence to the left along said curve, having for its elements a radius of 495' and a central angle of 39°40'14" for an arc distance of 342.73' to the Point of tangency, said point lying on the said south line of the north $\frac{1}{2}$ of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19; thence S89°19'19"W along the said south line of the north $\frac{1}{2}$ of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19 for 673.13' to the Point of beginning. AND: The west $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, Township 56 South, Range 40 East lying south of Bales Road. AND: The west $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, less that part lying north of Bales Road, Section 18, Township 56 South, Range 40 East, said property being more particularly described as follows:

A portion of the SW $\frac{1}{4}$ of Section 18, Township 56 South, Range 40 East, being more particularly described as follows:

Commence at the Southwest corner of said SW $\frac{1}{4}$ of Section 18; thence along the south line of said SW $\frac{1}{4}$, N89°10'24"E, 670.16' to a Point of intersection with the west line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18; AND: SILVER PALM PARCEL "2-E": The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, less the east 35' thereof. AND: SILVER PALM PARCEL "2-F": A portion of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, being more particularly described as follows:

Commence at the Southeast corner of the said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24; thence S88°18'35"W along the south line of the said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24 for 35.01' to a point on the west right-of-way line of S.W. 117th Avenue, said point being 35' west of, as measured at right angles to, the east line of the SE $\frac{1}{4}$ of the said Section 24; thence continue

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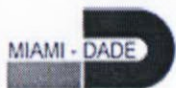
S88°18'35"W along the said south line of the SE ¼ of the NE ¼ of Section 24 for 777.38'; thence N1°41'25"W for 85' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 128' and a central angle of 35°15'50" for an arc distance of 78.78' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 873' and a central angle of 70°19'23" for an arc distance of 1,071.49' to the Point of tangency; thence N33°22'8"E for 133.26'; thence N1°18'28"W for 49.03' to a point on the north line of the said SE ¼ of the NE ¼ of Section 24; thence N88°41'32"E along the said north line of the SE ¼ of the NE ¼ of Section 4 for 750.68' to a point on the said west right-of-way line of S.W. 117th Avenue (Colonial Road), said point lying 35' west of, as measured at right angles to, the east line of the said NE ¼ of Section 24; thence S0°36'32"E along the said west right-of-way line of S.W. 117th Avenue (Colonial Road), and along a line that is 35' west of, and parallel with, the said east line of the NE ¼ of Section 24 for 1,317.07'; thence S0°37'18"E along the said west right-of-way line of S.W. 117th Avenue (Colonial Road) and along a line that is 35' west of, and parallel with, the said east line of the SE ¼ of Section 24 for 0.66' to the Point of beginning. AND: SILVER PALM PARCEL "2-G": A portion of the SE ¼ of the NE ¼ of Section 24, Township 56 South, Range 39 East, being more particularly described as follows:

Begin at the Southwest corner of the said SE ¼ of the NE ¼ of Section 24; thence N0°54'25"W along the west line of the said SE ¼ of the NE ¼ of Section 24 for 1,326.38' to the Northeast corner of the said SE ¼ of the NE ¼ of Section 24; thence S88°41'32"E along the north line of the said SE ¼ of the NE ¼ of Section 24 for 562.55'; thence S1°18'28"E for 49.03'; thence S33°22'8"W for 133.26' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 873' and a central angle of 70°19'23" for an arc distance of 1,071.49' to a Point of reverse curvature; thence to the right along said curve; having for its elements a radius of 128' and a central angle of 35°15'50" for an arc distance of 78.78' to the Point of tangency; thence S1°41'25"E for 85' to a point on the said south line of the SE ¼ of the NE ¼ of Section 24; thence S88°18'35"W along the said south line of the SE ¼ of the NE ¼ of Section 24 for 529.08' to the Point of beginning. AND: SILVER PALM PARCEL "2-H": The north 902.55' of the NE ¼ of the SE ¼ in Section 24, Township 56 South, Range 39 East, less the east 35' thereof.

LOCATION: Lying south & north of S.W. 232 Street (Silver Palm Drive) and lying between S.W. 112 Avenue & theoretical S.W. 119 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 291.82 Acres

AU (Agricultural – Residential)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)
RU-TH (Townhouse – 8.5 units/net acre)
RU-3M (Minimum Apartment House 12.9 units/net acre)



Miami-Dade County
Department of Planning and Zoning



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2002000377

BOARD: BCC

LOCATION OF SIGN: LYING SOUTH & NORTH OF SOUTHWEST 232
STREET(SILVER PALM DRIVE) AND LYING BETWEEN
SOUTHWEST 112 AVE &

Miami Dade County, Florida

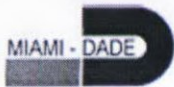
Date of Posting: 12-NOV-03

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

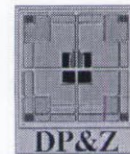
SIGNATURE:

PRINT NAME:

CLEVELAND THOMPSON



**Miami-Dade County
Department of Planning and Zoning**



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2002000377

BOARD: C15

LOCATION OF SIGN: South side of S.W. 232 Street between 118 Ave. and 119 Ave.

Miami Dade County, Florida

Date of Posting: 01-JUL-03

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

Juan L. Rodriguez

SIGNATURE:

PRINT NAME:

JUAN RODRIGUEZ

C-15

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No.

02-377

HEARING DATE

7-24-03

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
☒ 1/2 mile
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Date:

[Signature]
6-19-03

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Date:

[Signature]
6/20/2003

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

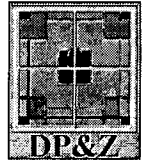
Signature:

Date:

[Signature]
6/20/03



Miami-Dade County
Department of Planning and Zoning



AFFIDAVIT FOR MAILING OR PRELIMINARY NOTICES

Re: HEARING No. Z2002000377

C-15

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Dionne Gutierrez

Date:

2/30/02

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Melissa Manso

Date:

1/06/03

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

1/6/03

copy

SOUTH
(U)



ZONING HEARING

BOARD OF COUNTY COMMISSIONERS

THURSDAY, DECEMBER 4, 2003 - 9:30 a.m.

COMMISSION CHAMBERS - 2nd Floor

STEPHEN P. CLARK CENTER

111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. MANUEL C. & EMILIA DIAZ, ET AL (02-377)

Location: Lying south and north of SW 232 Street (Silver Palm Drive) and lying between SW 112 Avenue and theoretical SW 119 Avenue, Miami-Dade County, Florida (291.82 Acres).

The applicant is appealing the decision of the Community Zoning Appeals Board #15 which denied the following:

The applicants are requesting zone changes from agricultural district to single-family modified residential district (RU1-Ma), townhouse district, and minimum apartment house district, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry. Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

10-30-03
Sent to Herald
w/rep
11-6-04



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 15
THURSDAY, JULY 24, 2003 - 7:00 p.m.
SOUTH DADE GOVERNMENT CENTER
ROOM 203 (OLD BUILDING)
10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. MANUEL G. & EMILIA DIAZ, ET AL. (02-377)

Location: Lying south & north of SW 232 Street (Silver Palm Drive), & lying between SW 112 Avenue & theoretical SW 119 Avenue, Miami-Dade County, Florida (291.82 Acres).

The applicants are requesting zone changes from agricultural district to single-family modified residential district (RU1-Ma), townhouse district, & minimum apartment house district, on this site.

2. ALVARO & GERARDINA CORDERO (03-99)

Location: 30712 SW 155 Avenue, Miami-Dade County, Florida (85' X 110').

The applicants are requesting approvals to permit a residence and a shed to setback less than required from property lines, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

C-15 7-24-03

Public Notices & Hearings

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 15 will hold a Public Hearing on the following items on **Thursday, the 24th day of July, 2003 at 7:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - Room 203 (Old Building), 10710 SW 211 Street, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

HEARING NO. 03-7-CZ15-1 (02-377)

APPLICANTS: MANUEL C. & EMILIA DIAZ, ET AL

(1) AU to RU-1M(a)

ON: PARCELS "1-A," "1-D," "2-G," "2-H" & "2-E"

(2) AU to RU-TH

ON: PARCELS "1-B" & "2-F"

(3) AU to RU-3M

ON: PARCEL "1-C"

SUBJECT PROPERTY: SILVER PALM PARCEL 1-A: All of Tract 1 of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat book 31, Page 58, less the south 107' of the west 107.65', and less the east 25'; AND: The north 262' of the east ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East. AND: The south 107' of the west 107.65', less the east 25' of Tract 1 of AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat book 31, Page 58. AND: Tract 1, of FLORENCE B. HOLFERTY'S FARM, Plat book 51, Page 24, less the following parcel, to-wit: Begin 25' east of the Northwest corner of said Tract 1; thence east 107.65'; thence south 107'; thence west 107.65'; thence north 107' to the Point of beginning. AND: Tract 5, less the west 132' and less the east 25' thereof, AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat book 31, Page 58. AND: The south 2/5 of the NE ¼ of the SW ¼, less the east 50'; and the south 2/5 of the east ¼ of the NW ¼ of the SW ¼; and the south 2/5 of the west ½ of the east ½ of the NW ¼ of the SW ¼, all in Section 19, Township 56 South, Range 40 East. AND: The east ½ of the NW ¼ of the NW ¼ of the SW ¼, less the north 463.56' in Section 19, Township 56 South, Range 40 East; AND: The east 175' of the north 75' of the SW ¼ of the NW ¼ of the SW ¼, less the east 25' in Section 19, Township 56 South, Range 40 East. AND: SILVER PALM PARCEL 1-B: A portion of the NW ¼ of Section 19, Township 56 South, Range 40 East, being more particularly described as follows:

Commence at the Northeast corner of the south ½ of the said NW ¼ of Section 19; thence S89°19'19"W along the north line of the said south ½ of the NW ¼ of Section 19 for 50' to a point on a line that is 50' east of, as measured at right angles to, the east line of the said NW ¼ of Section 19, said line being the west Right-of-Way line of S.W. 112th Avenue (Allapattah Road), said point being the Point of beginning of the parcel herein described; thence from the above established Point of beginning run S0°19'47"E along said line that is 50' west of the east line of the NW ¼ of Section 19 and along the said right-of-way line of S.W. 112th Avenue (Allapattah Road) for 1,059.47' to a point on the north line of Tract 6 of SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat book 48, Page 28; thence S89°26'28"W along the north line of said Tract 6 for 1,618.47' to the Northwest corner of said Tract 6, said point also lying on the west line of the east ½ of the SE ¼ of the said SW ¼ of the NW ¼ of Section 19; thence N0°30'14"W along the said west line of the east ½ of the SE ¼ of the SW ¼ of the NW ¼ of Section 19 for 315.98'; thence S89°28'16"W for 333.82' to a point on the east line of the SW ¼ of the said SW ¼ of the NW ¼ of Section 19; thence S0°32'20"E along the said east line of the SW ¼ of the SW ¼ of the NW ¼ of Section 19 for 30'; thence S86°50'49"W for 436.69'; thence S89°28'16"W for 196.35' to a point on the east right-of-way line of S.W. 117th Avenue (Colonial Road), said point lying 35' east of, as measured at right angles to, the west line of the said NW ¼ of Section 19; thence N0°36'32"W along the said east right-of-way line of S.W. 117th Avenue, and along a line that is 35' east of, and parallel with, the said west line of the NW ¼ of Section 19 for 293.48' to a point on the north line of the south ¼ of the NW ¼ of the SW ¼ of the said NW ¼ of Section 19; thence N89°22'40"E along the said north line of the south ¼ of the NW ¼ of the SW ¼ of the NW ¼ of Section 19 for 632.94' to the Northeast corner of the said south ¼ of the NW ¼ of the SW ¼ of the NW ¼ of Section 19; thence N0°32'20"W along the west line of the NE ¼ of the said SW ¼ of the NW ¼ of Section 19 for 494.71' to the Northwest corner of the said NE ¼ of the SW ¼ of the NW ¼ of Section 19; thence N89°19'19"E along the north line of the said south ¼ of the NW ¼ of the NW ¼ of Section 19 for 39.58' to a Point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 495' and a central angle of 39°40'14" for an arc distance of 342.73' to a Point of reverse curvature; thence to the left along said curve, having for its elements a radius of 260' and a central angle of 71°26'43" for an arc distance of 324.21' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 900' and a central angle of 31°46'29" for an arc distance of 499.12' to the Point of tangency, said point lying on the said north line of the south ¼ of the NW ¼ of Section 19; thence N89°19'19"E along the said north line of the south ½ of the NW ¼ of Section 19 for 823.25' to the Point of beginning. AND: Tract 6, less the west 103' thereof, of SOUTH MIAMI GARDENS, SECOND AMENDED PLAT, Plat book 48, Page 28. AND: All of Tract 7 of the 2nd AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat book 48, Page 28. AND: SILVER PALM PARCEL "1-C": A portion of the NW ¼ of Section 19, Township 56 South, Range 40 East, being more particularly described as follows:

Commence at the Southeast corner of the north ½ of the said NW ¼ of Section 19; thence S89°19'19"W along the south line of the said north ½ of the NW ¼ of Section 19 for 50' to a point on a line that is 50' east of, as measured at right angles to, the east line of the said NW ¼ of Section 19, said line being the west right-of-way line of S.W. 112th Avenue (Allapattah Road), said point being the Point of beginning of the parcel herein described; thence from the above established Point of beginning continue S89°19'19"W along the said south line of the north ½ of the NW ¼ of Section 19 for 823.25' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 900' and a central angle of 31°46'29" for an arc distance of 499.12' to a Point of reverse curvature; thence to the right along said curve, having for its

elements a radius of 260' and a central angle of 32°8'9" for an arc distance of 145.83' to a point; thence N0°19'2"W for 1,494.47' to a point on the north line of the said NW ¼ of Section 19; thence N89°10'24"E along the said north line of the NW ¼ of Section 19 for 824.34' to a point that is 660' west of, as measured at right angles to, the said east line of the NW ¼ of Section 19; thence S0°19'47"E along a line that is 660' west of, and parallel with, the said east line of the NW ¼ of Section 19 for 680.02' to a point that is 660' south of, as measured at right angles to, the said north line of the NW ¼ of Section 19; thence N89°10'24"E along a line that is 660' south of, and parallel with the said north line of the NW ¼ of Section 19 for 610.02' to a point on the said west right-of-way line of S.W. 112th Avenue (Allapattah Road). Said point lying 50' west of, as measured at right angles to, the said east line of the NW ¼ of Section 19; thence S0°19'47"E along the said west right-of-way line of S.W. 112th Avenue (Allapattah Road) and along a line that is 50' west of, and parallel with, the said east line of the NW ¼ of Section 19 for 664.31' to the Point of beginning. AND: **SILVER PALM PARCEL "1-D"**: A portion of the west ½ of the NW ¼ of Section 19, Township 56 south, Range 40 East, being more particularly described as follows:

Commence at the Southwest corner of the north ½ of the said west ½ of the NW ¼ of Section 19; thence N89°19'19"E along the south line of the said north ½ of the west ½ of the NW ¼ of Section 19 for 35' to a point on the east right-of-way line of S.W. 117th Avenue (Colonial Road), said point lying 35' east of, as measured at right angles to, the west line of the said west ½ of the NW ¼ of Section 19, said point being the Point of beginning of the parcel herein described; thence from the above established Point of beginning run N0°36'32"W along the said east right-of-way line of S.W. 117th Avenue (Colonial Road) and along a line that is 35' east of, and parallel with, the said west line of the NW ¼ of Section 19 for 1,317.58' to a point on the north line of the said west ½ of the NW ¼ of Section 19; thence N89°10'24"E along the said north line of the west ½ of the NW ¼ of Section 19 for 1,161.29'; thence S0°19'2"E radial to the next described curve, for 1,494.47' to a point on a circular curve concave to the Northwest; thence SW/ly, W/ly and NW/ly along said curve to the right, having for its elements a radius of 260' and a central angle of 39°18'34" for an arc distance of 178.38' to a Point of reverse curvature; thence to the left along said curve, having for its elements a radius of 495' and a central angle of 39°40'14" for an arc distance of 342.73' to the Point of tangency, said point lying on the said south line of the north ½ of the west ½ of the NW ¼ of Section 19; thence S89°19'19"W along the said south line of the north ½ of the west ½ of the NW ¼ of Section 19 for 673.13' to the Point of beginning. AND: The west ½ of the SW ¼ of the SW ¼ of Section 18, Township 56 South, Range 40 East lying south of Balles Road. AND: The west ½ of the SE ¼ of the SW ¼ of the SW ¼ of Section 18, Township 56 South, Range 40 East, said property being more particularly described as follows:

A portion of the SW ¼ of Section 18, Township 56 South, Range 40 East, being more particularly described as follows:

Commence at the Southwest corner of said SW ¼ of Section 18; thence along the south line of said SW ¼, N89°10'24"E, 670.16' to a Point of intersection with the west line of the SE ¼ of the SW ¼ of the SW ¼ of Section 18; AND: **SILVER PALM PARCEL "2-E"**: The NE ¼ of the NE ¼ of Section 24, Township 56 South, Range 39 East, less the east 35' thereof. AND: **SILVER PALM PARCEL "2-F"**: A portion of the SE ¼ of the NE ¼ of Section 24, Township 56 South, Range 39 East, being more particularly described as follows:

Commence at the Southeast corner of the said SE ¼ of the NE ¼ of Section 24; thence S88°18'35"W along the south line of the said SE ¼ of the NE ¼ of Section 24 for 35.01' to a point on the west right-of-way line of S.W. 117th Avenue, said point being 35' west of, as measured at right angles to, the east line of the SE ¼ of the said Section 24; thence continue S88°18'35"W along the said south line of the SE ¼ of the NE ¼ of Section 24 for 777.38'; thence N1°41'25"W for 85' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 128' and a central angle of 35°15'50" for an arc distance of 78.78' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 873' and a central angle of 70°19'23" for an arc distance of 1,071.49' to the Point of tangency; thence N33°22'8"E for 133.26'; thence N1°18'28"W for 49.03' to a point on the north line of the said SE ¼ of the NE ¼ of Section 24; thence N88°41'32"E along the said north line of the SE ¼ of the NE ¼ of Section 4 for 750.68' to a point on the said west right-of-way line of S.W. 117th Avenue (Colonial Road), said point lying 35' west of, as measured at right angles to, the east line of the said NE ¼ of Section 24; thence S0°36'32"E along the said west right-of-way line of S.W. 117th Avenue (Colonial Road), and along a line that is 35' west of, and parallel with, the said east line of the NE ¼ of Section 24 for 1,317.07'; thence S0°37'18"E along the said west right-of-way line of S.W. 117th Avenue (Colonial Road) and along a line that is 35' west of, and parallel with, the said east line of the SE ¼ of Section 24 for 0.66' to the Point of beginning. AND: **SILVER PALM PARCEL "2-G"**: A portion of the SE ¼ of the NE ¼ of Section 24, Township 56 South, Range 39 East, being more particularly described as follows:

Begin at the Southwest corner of the said SE ¼ of the NE ¼ of Section 24; thence N0°54'25"W along the west line of the said SE ¼ of the NE ¼ of Section 24 for 1,328.38' to the Northeast corner of the said SE ¼ of the NE ¼ of Section 24; thence S88°41'32"E along the north line of the said SE ¼ of the NE ¼ of Section 24 for 582.55'; thence S1°18'28"E for 49.03'; thence S33°22'8"W for 133.26' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 873' and a central angle of 70°19'23" for an arc distance of 1,071.49' to a Point of reverse curvature; thence to the right along said curve; having for its elements a radius of 128' and a central angle of 35°15'50" for an arc distance of 78.78' to the Point of tangency; thence S1°41'25"E for 85' to a point on the said south line of the SE ¼ of the NE ¼ of Section 24; thence S88°18'35"W along the said south line of the SE ¼ of the NE ¼ of Section 24 for 529.08' to the Point of beginning. AND: **SILVER PALM PARCEL "2-H"**: The north 902.55' of the NE ¼ of the SE ¼ in Section 24, Township 56 South, Range 39 East, less the east 35' thereof.

LOCATION: Lying south & north of S.W. 232 Street (Silver Palm Drive) and lying between S.W. 112 Avenue & theoretical S.W. 119 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-7-CZ15-2 (03-99)

APPLICANTS: ALVARO & GERARDINA CORDERO

- (1) Applicants are requesting approval to permit a residence to setback 15.08' from the rear (west) property line (17' previously approved). (The underlying zoning district regulation requires a setback of 25').
- (2) Applicants are requesting to permit a shed setback 55' from the front (east) property line. (The underlying zoning district regulation requires 75').

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Family Addition for Alvaro Cordero," as prepared by Adrian Alvarez, dated 3/5/03 and consisting of one page. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 34, Block 7, 21ST CENTURY HOME, 4TH SECTION, Plat book 100, Page 35.

LOCATION: 30712 S.W. 155 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.